164.A	0003	0036.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	506,100	/	506,100
USE VALUE:	506,100	/	506,100
ASSESSED:	506,100	/	506,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		HARVARD ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	KNOPF ILANA M
Owner 2:	
Owner 3:	
Street 1:	36 HARVARD ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OZDEMIR MUSTAFA -
Owner 2:	-
Street 1:	36 HARVARD ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Stucco Exterior and 971 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	502,600	3,500		506,100
Total Card	0.000	502,600	3,500		506,100
Total Parcel	0.000	502,600	3,500		506,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 521.22 /Parcel: 521.22

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

311666

GIS Ref

GIS Ref

Insp Date

09/20/18

!15762!

PREVIOUS ASSESSMENT

Parcel ID: 164.A-0003-0036.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	502,600	3500	.		506,100		Year end	12/23/2021
2021	102	FV	488,500	3500	.		492,000		Year End Roll	12/10/2020
2020	102	FV	481,400	3500	.		484,900	484,900	Year End Roll	12/18/2019
2019	102	FV	497,400	3500	.		500,900	500,900	Year End Roll	1/3/2019
2018	102	FV	441,100	3500	.		444,600	444,600	Year End Roll	12/20/2017
2017	102	FV	403,000	3500	.		406,500	406,500	Year End Roll	1/3/2017
2016	102	FV	403,000	3500	.		406,500	406,500	Year End	1/4/2016
2015	102	FV	339,300	3500	.		342,800	342,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:19:34

LAST REV

Date	Time
09/20/18	15:13:41
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15762

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OZDEMIR MUSTAFA	68074-522		9/23/2016		475,000	No	No		
OZDEMIR MUSTAFA	53291-596		7/29/2009	Family	100	No	No		

USER DEFINED

Prior Id # 1:	108822
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2013	1801	Redo Bat	21,278	O				

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	Measured	DGM	D Mann
3/5/2014	Info Fm Prmt	EMK	Ellen K
5/4/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8133																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	411.668
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.32000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	617403
Depreciation:	114837
Depreciated Total:	502566

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 2 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	543.40
Special Features:	0	Val/Su Net:	517.61
Final Total:	502600	Val/Su SzAd	517.61

SKETCH

UnSketched SubAreas:
GLA: 971,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	971	411.670	399,729

Net Sketched Area: 971 | Total: 399,729

Size Ad 971 | Gross Area 971 | FinArea 971

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

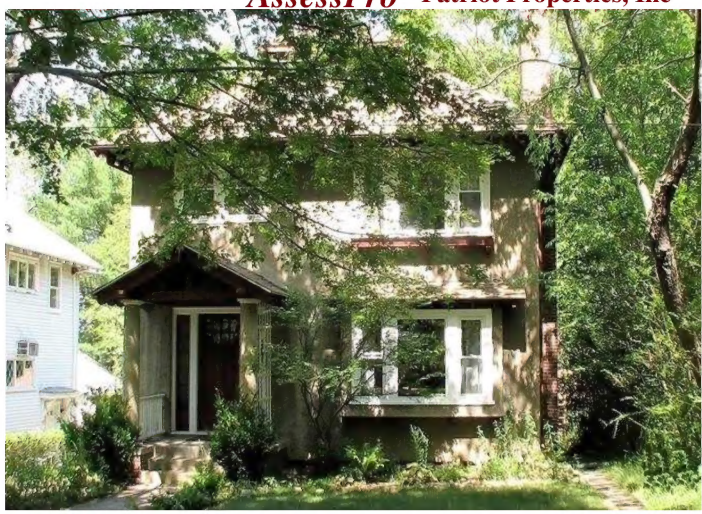
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X10	G	GD	1922	50.00	T	30	102			3,500			3,500

More: N | Total Yard Items: 3,500 | Total Special Featues: | Total: 3,500

PARCEL ID

164.A-0003-0036.2

IMAGE

AssessPro Patriot Properties, Inc